

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
FEBRUARY 13, 2008  
COMMITTEE ROOM, 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BLDG  
8:30 A.M.**

**NOTE:** *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 3<sup>rd</sup> floor of the Development Services Building, located at 1222 1<sup>st</sup> Avenue, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Disability Services Coordinator at 619-321-3208 at least five (5) working days prior to the meeting to ensure availability. **Those items with an asterisk (\*) will include consideration of the appropriate environmental document.***

*Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.*

**HEARING OFFICERS ASSIGNED TO TODAY'S HEARING: Ken Teasley**

- ITEM-1:      **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**
- ITEM-2:      **REQUESTS FOR CONTINUANCES AND OR WITHDRAWN**
- ITEM-3:      **ITEMS TO BE PLACED ON CONSENT AGENDA.**
- ITEM-4:      **NUGENT RESIENCES – PROJECT NO. 115888**  
City Council District: 2; Plan Area: Ocean Beach

**STAFF:      Laila Iskandar**

Coastal Development Permit to demolish one of two existing residential units And construct a new detached residential unit on a 3, 497 square-foot site which contains another dwelling unit and a two-car garage, and a Variance to allow for deviation from the Land Development Code parking requirements. The property is located at 4873 Del Monte Avenue in the RM 2-4 Zone, Coastal Overlay Zone (appealable area), Coastal Height Limit Overlay Zone, Beach Parking Impact Overlay Zone, Tandem Parking Overlay Zone, Airport Approach Overlay Zone, Airport Environs Overlay Zone, within the Ocean Beach Precise Plan and Local Coastal Program Land Use Plan. Exempt from Environmental.  
Report No. HO-08-031

**RECOMMENDATION:**  
Approve

HEARING OFFICER DOCKET OF FEBRUARY 13, 2008

ITEM-5:        **4484 UTAH MAP WAIVER - PROJECT NO. 133972**

City Council District: 3; Plan Area: Greater North Park

**STAFF:        Michelle Sokolowski**

Map Waiver application to waive the requirements of a Tentative Map, including a request to waive the requirement to underground existing overhead utilities, to create 4 residential condominium units (under construction) on a 0.147-acre site located at 4484 Utah Street in the MR-1500 Zone of the Mid-City Communities Planned District and the Transit Area Overlay Zone, within the Greater North Park Community Plan. Exempt from Environmental. Report No. HO-08-032

**RECOMMENDATION:**

Approve

ITEM-6:        **THE COURTYARD MAP WAIVER - PROJECT NO. 140620**

City Council District: 3; Plan Area: Mid-City

**STAFF: Paul Godwin**

Map Waiver to allow the creation of 37 residential condominiums and 3 commercial condominiums, which are currently under construction on a 0.56-acre site located at 4391 El Cajon Boulevard, in the CU-2-4 and CT-2-4 Zones of the Central Urbanized Planned District, with the City Heights neighborhood of the Mid-City Communities Plan area. The project scope also includes a request to waive the requirement to underground the existing overhead utilities. Exempt from Environmental. Report No. HO-08-037

**RECOMMENDATION:**

Approve